

Chairman
ROBERT OLIVER

City Attorney
NICK SAMPINOS

Community Director
NICK TATTON

City Recorder
SHERRIE GORDON



Commission

JUDY BEACCO
NANCY BENTLEY
DALE EVANS
ROBERT OLIVER
RICHARD ROOT
FRANKIE SACCO
JAN YOUNG
ERROLL HOLT, ALT.
TODD THORNE, ALT.

PRICE CITY PLANNING COMMISSION

phone: (435) 636-3184 · Fax: (435) 637-2905

185 E. Main - P.O. Box 893

Price, Utah 84501

PLANNING AND ZONING AGENDA

07/11/2016

THE PRICE CITY PLANNING AND ZONING COMMISSION WILL HOLD THEIR REGULARLY SCHEDULED MEETING ON THE ABOVE DATE AT 6:00 PM IN THE PRICE CITY HALL COUNCIL CHAMBERS (ROOM 104). THE PLANNING AND ZONING COMMISSION CHAIRMAN RESERVES THE RIGHT TO MODIFY THE SEQUENCE OF AGENDA ITEMS IN ORDER TO FACILITATE SPECIAL NEEDS.

1. PLEDGE OF ALLEGIANCE
2. ROLL CALL
3. MINUTES OF June 20, 2016 -
4. PUBLIC COMMENT ON AGENDA ITEMS
5. CONDITIONAL USE PERMIT
 - a. SMALL ENGINE REPAIR - Consideration and possible approval of a conditional use permit for a small engine repair business located at 545 East Main Street, Cory Vogrinec.
6. UNFINISHED BUSINESS

Note: In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should contact, City Recorder, Sherrie Gordon at 185 E. Main, Price, Utah - Telephone 636-3183 at least 24 hours prior to the meeting. This meeting may be held electronically via telephone to permit one or more of the council members to participate.

**PRICE CITY PLANNING AND ZONING MEETING
MINUTES OF JUNE 20, 2016**

PRESENT:

Commissioners:

Nancy Bentley	Nick Tatton, Community Director
Richard Root	Sherrie Gordon, City Recorder
Todd Thorne	
Robert Oliver	
Frankie Sacco	
Jan Young	

EXCUSED: Commissioner Evans, Commissioner Beacco and Commissioner Holt-Alternate

OTHERS PRESENT: Wayne Clausing and Marty Robbins

1. Chairman Oliver called the meeting to order at 6:00 P.M. He led the Pledge of Allegiance.
2. Roll was called with the above Commissioners and staff present.
3. MINUTES OF June 6, 2016 –

MOTION. Commissioner Thorne moved to approve the minutes of June 6, 2016 as presented. Motion seconded by Commissioner Young and carried.

4. PUBLIC COMMENT ON AGENDA ITEMS – No public comment was received on any of the items.
5. CONDITIONAL USE PERMIT-
 - a. PAWNSHOP AND ARCADE - Consideration and possible approval of a pawnshop and arcade land use located at 90 E 100 S within the Commercial 1 (C-1) zoning district, Marty S. Robbins.

A Conditional Use Permit (CUP) application was submitted by Marty S. Robbins to locate a pawnshop and arcade at 90 E 100 S in an existing building within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code) and the specific land use evaluation criteria/land use checklist is listed in Section 11.1.m of the Code. The applicable land uses are: Pawnbrokers, a conditional land use, Section 11.3.4.37.5 of the Code; Firearms, a conditional land use, Section 11.3.4.17.5 of the Code; Sporting Goods, a permitted land use, Section 11.3.4.40 of the Code; and, Public Assembly (to accommodate), a conditional land use, Section 11.3.10.5.6 of the Code.

The Planning Commission discussed the Conditional Use Permit. Chairman Oliver read aloud the following conditions of approval and led a discussion:

- Maintain a minimum of eight (8) off-street parking spaces dedicated to the business in the shared lot to the west of the building finding that dedicated off-street parking mitigates the potential for vehicle and pedestrian accidents.
 - 3,122 sq. ft. bldg. X .75 net usable = 2,341.5 sq. ft. / 300 feet per parking space = 7.8 spaces (8 spaces).
- Maintain garbage and rubbish dumpster off-street in a secured and/or enclosed manner with an appropriate service frequency finding that properly sized and serviced garage dumpsters prevent accumulations of garbage and rubbish and wind scatter of garbage and rubbish.
- Installation of business signage only upon review and approval by the Price City Planning Department finding that properly reviewed and approved business signage promotes commercial activity and is consistent with the Price City General Plan.
- Review of all firearms and ammunition storage and security by the Price City Police Chief and compliance with all safety recommendations stemming from the review finding that properly reviewed, stored and maintained firearms mitigate the potential for theft or other crimes.
 - Maintain valid registration with the State of Utah as a firearms dealer, if applicable.
- Inspection of the building for safety by the Price City Building Inspector and Price City Fire Chief and compliance with all safety recommendation stemming from the inspection finding that reviewed, inspected and updated buildings protect the health, safety and welfare of the community.
 - Any building renovations to be completed under the auspices of a Price City Building Permit and inspection.

- Maintain all business registrations and licensing, as applicable, finding that properly registered and licensed businesses improved commercial and economic activity.
 - Price City Business License.
 - State of Utah Sales Tax Registration and Submission.
- No loitering in the vicinity of the building finding that restricted loitering mitigates the potential for negative impact to surrounding structures and property.
- No smoking compliance with the Utah Indoor Clean Air Act finding that restricted smoking mitigates the potential for negative health impacts to persons conducting business at the location.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigates impacts to area property values and is consistent with the Price City General Plan.

ACCPETANCE: The applicant acknowledged that he is aware of the conditions of approval, understands the conditions of approval and intends to comply with the conditions of approval.

MOTION. Commissioner Bentley moved to recommend the Price City Council provide final approval for the land use of a pawnshop and arcade at 90 E 100 S in an existing building within the Commercial 1 (C-1) zoning district, as applied for by Marty S. Robbins. Motion seconded by Commissioner Root and carried.

6. UNFINISHED BUSINESS – No unfinished business discussed.

Meeting adjourned at 6:14 p.m. pursuant to a motion by Commissioner Bentley. Motion seconded by Commissioner Thorne and carried.

APPROVED: _____
Chairman Robert Oliver

ATTEST: _____
City Recorder, Sherrie Gordon


Mayor
JOE L PICCOLO
City Attorney
NICK SAMPINOS
Community Director
NICK TATTON
City Recorder
SHERRIE GORDON
Public Works Director
MILES NELSON



185 EAST MAIN • P.O. BOX 893 • PRICE, UT 84501
PHONE (435) 637-5010 • FAX (435) 637-2905
www.pricecityutah.com

Price City Planning & Zoning Commission

Planning & Zoning Commissioners
ROBERT OLIVER, CHAIR
FRANKIE SACCO, VICE CHAIR
JUDY BEACCO
DALE EVANS
NANCY BENTLEY
RICHARD ROOT
JAN YOUNG
ALTERNATE: ERROLL HOLT
ALTERNATE: TODD THORNE

DATE: JUNE 21st, 2016
TO: PRICE CITY PLANNING & ZONING COMMISSION
FROM: NICK TATTON
PRICE CITY 
RE: SMALL ENGINE REPAIR

Please find attached a Conditional Use Permit (CUP) application submitted by Cory Vogrinec to locate a small engine repair business at 545 East Main Street in an existing building within the Commercial 1 (C-1) zoning district. The general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code) and the specific land use evaluation criteria/land use checklist is listed in Section 11.1.m of the Code. The applicable land uses are: parts sales, Code Section 11.3.4.1.5, a permitted use; tires/batteries/accessories, Code Section 11.3.4.41, a permitted use; and, repair services, Code Section 11.3.5.6, a conditional use.

It is the recommendation of staff to thoroughly discuss the land use(s) with the applicant and provide a recommendation of final approval to the Price City Council.

RECOMMENDED MOTION(S):

1. Move to recommend the Price City Council provides final approval for the land use of a small engine repair business at 545 East Main Street in an existing building within the Commercial 1 (C-1) zoning district, as applied for by Cory Vogrinec, based upon the general land use evaluation criteria is listed in Section 11.1 of the Price City Land Use Management and Development Code (Code) and the specific land use evaluation criteria/land use checklist is listed in Section 11.1.m of the Code, the land uses: parts sales, Code Section 11.3.4.1.5, a permitted use; tires/batteries/accessories, Code Section 11.3.4.41, a permitted use; and, repair services, Code Section 11.3.5.6, a conditional use, and subject to the following conditions of approval:
 - a. Site requirements:
 - i. Posting of right turn only signs upon egress from the site to mitigate potential pedestrian and vehicle accidents finding that a vertical curve and intersection are situated east of the site egress.
 - ii. Installation of a minimum of 5% landscaping as required by the Code and as the site may accommodate.
 - iii. Maintain a minimum of 4 off-street parking spaces for customers and employees.

- iv. Garbage dumpster in enclosed location and serviced at a frequency to prevent accumulations of garbage, rubbish, debris and wind scatter of garbage, rubbish or debris.
 - v. No unscreened outside storage of work in progress, materials, inventory, supplies.
 - b. No on site disposal of oils, greases or other chemicals or items that may negatively impact the environment or the waste water system finding that restricted disposal of certain items protects the health, safety and welfare of the community.
 - c. Inspection of the structure by the Price City Building Inspector and Price City Fire Chief prior to occupancy and compliance with all safety recommendation stemming from the inspection finding that compliance with safety recommendations protects the health, safety and welfare of the community.
 - d. All building renovation to be completed under the auspices of a Price City Building Permit finding that properly permitted and inspected commercial building improvements and renovations protect the health, safety and welfare of the community.
 - i. Confirmation in writing that use of restroom facilities at the neighboring business is allowed and permitted. In the absence of written restroom use authorization installation of a restroom with sewer connection, sampling manhole and grease trap required.
 - e. Business signage plan submitted to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and authorized commercial signage promotes increased commercial activity and is consistent with the Price City General Plan.
 - f. No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigates impacts to area property values and is consistent with the Price City General Plan.
 - i. Removal and mitigation of any current Property Maintenance Code violations from the property and/or structure.
- 2. Move to acknowledge that the applicant, applicants agents and representatives, are aware of the conditions of approval, understand the conditions of approval and intend to comply with the conditions of approval.

Account No: 3218
Business Activity: 8111
Fee: \$100 PD 04-20-16
cc: 04-13-16



BUSINESS LICENSE APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable licensing fees to: Price City Business Licensing, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3183.

PLEASE TYPE OR PRINT LEGIBLY.

☐ Renewal (check and show changes only on form below)

Business Information

Business Status: ☒ New Business ☐ Location Change ☐ Name Change ☐ Ownership Change

Business Name (include DBA): Left For Dead - Cycle Savers

If Name Change, list previous name:

Business Address:

545 East Main Street

Suite/Apt. No.:

City:

Price

State:

Utah

Zip Code:

84501

Business Telephone:

(435) 630-7099

Business E-mail:

Cory-Vagriner@yahoo.com

Business Fax:

Mailing Address (if different)

99 W 300 N

City:

Helper

State:

UT

Zip Code:

84526

Property Owner's Name:

Paul Pugliese

Property Owner's Telephone: (435) 650-9635

Type of Organization:

☐ Corporation

☐ Partnership

☒ Sole Proprietorship

☐ LLC

(Include copy of name registration with the State of Utah)

Type of Business:

☒ Commercial

☐ Home Occupation

☐ Reciprocal

Building Occupancy Type:

Nature of Business:

☐ Manufacturing

☐ Retail

☐ Wholesale

☒ Services

☐ Other:

Opening Date: 7/16

Business Hours: From 9 To 6 (M T W T H F S) SU (please circle)

Detailed Description of Business:

motorcycle, ATV, UTV and small engine repair

Commercial Square Feet:

850

No. of Mobile Home Spaces:

No. of RV Spaces:

State Sales Tax I.D. No. (Include copy or proof of exemption): 11079875-003-STC

Federal Tax I.D. No. (Include copy, if applicable):

State License No. (Include copy, if applicable):

State License Type:

THE FOLLOWING LICENSES ARE SUBJECT TO ADDITIONAL REQUIREMENTS. Please contact the Business Licensing Officer (City Treasurer) at (435) 636-3161, or 185 East Main, for more information. **Check all that apply.**

- ☐ Alcoholic Beverages
- ☐ Eating Establishment
- ☐ Taxi Cab/Motor Carrier
- ☐ Pawnbroker
- ☐ Sexually Oriented Business

NOTE: If applying for any of these businesses, other than an Eating Establishment, please complete the Consent to a Background/Criminal History Check form included with this application.

If applicant is a SOLE PROPRIETOR, complete this section.

Owner's Name: <u>Cory J. Vogrinec</u>		
Owner's Address: <u>99 W 300 N</u>	Suite/Apt. No.:	
City: <u>Helper</u>	State: <u>UT</u>	Zip Code: <u>84526</u>
Owner's Telephone: (435) <u>630-7099</u>	Owner's E-mail: <u>cory-vogrinec@yahoo.com</u>	Owner's Fax:
Owner's Birth Date: <u>8-13-70</u>	Owner's Drivers License No. (include state & provide copy): <u>148697208 UTAH</u>	

Manager Information (if applicable)

Manager's Name: <u>Paulette L. Vogrinec</u>		
Manager's Address: <u>99 W 300 N</u>	Suite/Apt. No.:	
City: <u>Helper</u>	State: <u>UT</u>	Zip Code: <u>84526</u>
Manager's Telephone: (435) <u>820-8268</u>	Manager's E-mail: <u>plvogrinec@gmail.com</u>	Manager's Fax:
Manager's Birth Date: <u>10-20-71</u>	Manager's Drivers License No. (include state): <u>149308797 UTAH</u>	

If applicant is a CORPORATION, PARTNERSHIP, OR LLC, complete this section.

ALL OFFICERS (First/Middle/Last)	HOME ADDRESS (City, ST, Zip)	HOME TELEPHONE
1.		()
2.		()
3.		()
TITLE	DATE OF BIRTH (MM/DD/YYYY)	DRIVERS LICENSE NO. (Include copy)
1.	/ /	# ST
2.	/ /	# ST
3.	/ /	# ST

I am aware that this application does not constitute approval to operate a business. I hereby agree to conduct said business strictly in accordance with the laws and ordinances covering such business, and swear under penalty of law that the information contained herein is true.

Signature of Owner/Agent: Cory Vogrinec Date: 6-16-16
Please Print Name: Cory Vogrinec Title: Owner

Please allow at least 10 working days for your application to be processed.

Office Use Only

Approvals:
Business Licensing: _____ Fire: _____ Inspection: _____
Police: _____ P & Z: _____ Other: _____
Date Approved: _____

Business Renewal

- [Feedback](#)
- [Instructions](#)
- [Fees](#)
- [Contact Us](#)

Division of Corporations and Commercial Code

Help

Details For:

Business Name: LEFT FOR DEAD CYCLE SAVERS

Entity Number: 8440621-0151

Business Entity Details:

Status: Active Registration Date: 09/18/2012

Business Type: DBA

Principal Business Address: 99 W 300 N

[Edit](#)
[Address](#)

Helper, UT 84526 United States

Registered Agent Information

Registered Agent: Cory Jeff Vogrinec

99 W 300 N

Helper, UT 84526 United States

[Edit](#)
[Address](#)
[New](#)

NAICS Information - Business Purpose

Code: 8111

Description: 8111-Automotive Repair and Maintenance

[Edit](#)

Registered Principals

[+ Add principal](#)

Applicant Cory Jeff Vogrinec
[Copy to another position](#) 99 W 300 N
Helper, UT 84526 United States

[Edit Address](#)
[Remove](#)

☐ **Update Business Info** - I acknowledge that changes to the business address, registered agent, or principals, will occur outside of the renewal period and require a \$15.00 fee.

[Click Here to Update](#)



UTAH STATE TAX COMMISSION
TAXPAYER SERVICES DIVISION 210 N. 1950 W. SALT LAKE CITY, UT 84119

Website: tax.utah.gov

Sales Tax License and/or Use Tax Certificate of Registration

CORY VOGRINEC

LEFT FOR DEAD CYCLE SAVERS

1811 W 2000 N

HELPER UT 84526-2515

Account Number: 11079875-003-STC

This business is registered to make taxable sales from the incorporated city of:
Helper

Outlet: 001

Issued: April 1, 2012
Valid until revoked or cancelled.

Post in a noticeable place.

This business is authorized to make taxable sales, purchase tax free for resale, collect and remit sales and use taxes in the State of Utah. The authority to engage in business is subject to city and/or county business licensing laws and other rules and regulations. This license may be revoked for violations or failure to comply with these laws, rules and regulations. If this business moves, closes or is sold, you must contact the Tax Commission immediately by calling 801-297-2200 or toll free 1-800-662-4335 and return this license to the Tax Commission for cancellation. This license is NOT transferable.

UT
USA

Utah

COMMERCIAL
DRIVER LICENSE



4d 148697208

4a Iss 02/13/2013

1 VOGRINEC

2 CORY JEFFREY

3 DOB 08/13/1970

899 W 300 N
HELPER, UT 84526

5 DD 2 J

4b Exp 08/13/2017

9 Class B 9a End M

12 Restrictions B

16 Hgt 6'02"

18 Eyes BLU

15 Sex M 17 Wgt 260

19 Hair BRO



PRICE CITY POLICE DEPARTMENT

910 NORTH 700 EAST

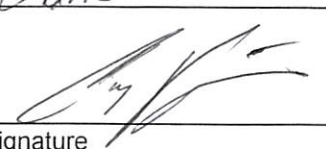
PRICE, UTAH 84501

(435) 636-3190

CONSENT TO A BACKGROUND/CRIMINAL HISTORY CHECK

I hereby consent to a background security and criminal history check to be performed by the Price City Police Department in connection with my business license application.

Dated this 16 day of June, 2016.


Signature

Cory Vogrinec
(Please Print Name)

Utah DRIVER LICENSE

08/10/2011

149308797

VOGRINEC LETURGEZ

10/20/1971

10/20/2016

DOB 08/10/1971

3 89 W 300 N

4b EXP J

5 DD 1

9a End

Class B

Restrictions

Hgt 5'07"

Wgt 160

12 DONOR N

15 Sex F

18 Eyes BLU

19 Hair BLN

COMMISSIONER OF PUBLIC SAFETY

PAULETTE VOGRINEC



CARBON COUNTY

STATE OF UTAH

License Number 495

By Authority of the Board of County Commission

THIS LICENSE IS GRANTED TO
LEFT FOR DEAD CYCLE SAVERS

In conformity with the Laws of the State of Utah, to carry on the business of
Service Related Businesses / Trades

Commencing on 01/01/2016

Expiring on 12/31/2016

In accordance with the order of the Board of County Commissioners and the same is hereby duly authorized.

By

Seth Oveson County Clerk/Auditor

CYCLE SAVES

MOTORCYCLE/ATV REPAIR & SERVICE

**Tune-ups
Tire Mounting
Tire Balancing
Rebuilds**

**Parts
Carburetors
Suspension
Restoration**

1811w 2000n - Carbonville

PICKUP & DELIVERY AVAILABLE

435.630.7099



P. O. Box 893 Price, Utah 84501

To: LEFT FOR DEAD CYCLE SAVERS
99 WEST 300 NORTH
HELPER UT 84526

2016 Price City Business License

Type of Business: GENERAL BUSINESS LICENSE

Name: CORY VOGRINEC

Location: 545 EAST MAIN STREET

License No: 3218

Date Issued: 06/20/2016

License Period: 06/20/2016

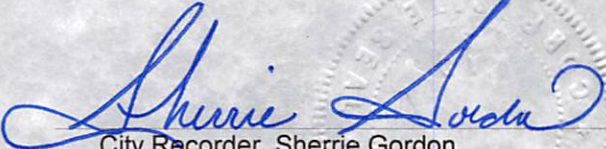
12/31/2016

Fee: 100.00



NOTICE:
THIS LICENSE MUST BE POSTED
IN A CONSPICUOUS PLACE

The below named person or firm is hereby granted a license to do business as stated below in Price City, Utah, subject to provisions of the Business Licensing Code of Price City, 2007 and subsequent amendments relating to business license for the period indicated.


City Recorder, Sherrie Gordon

THIS LICENSE IS NON TRANSFERABLE
PLEASE POST LICENSE IN A LOCATION VISIBLE TO THE PUBLIC

Fee: \$100
pp 06/29/2016



CONDITIONAL USE PERMIT APPLICATION

Send all completed and properly signed forms (including attachments as necessary) along with applicable fees to: Price City Community Development Department, P.O. Box 893, 185 East Main, Price, UT 84501. For questions call (435) 636-3184.

Please check one.

- ☒ **New Business** (Complete boxes 1 through 13 on page 1, and all subsequent pages)
☐ **New Construction/Development** (Check all applicable boxes below and complete entire application)

Plan Phase:

- ☐ Concept
☐ Preliminary
☐ Final

PLEASE TYPE OR PRINT LEGIBLY.

Applicant Information					
1. Applicant's Name: <u>Cory Vogrinec</u>		2. Title: <u>OWNER</u>			
3. Applicant's Mailing Address: <u>99 W 300 N</u>		4. Suite/Apt. No.:			
5. City: <u>Helper</u>	6. State: <u>UT</u>	7. Zip Code: <u>84526</u>			
8. County: <u>Carbon</u>		9. Telephone: <u>(435) 630-7099</u>			
Project Information					
10. Name of Project (Business): <u>Left for Dead Cycle Savers</u>					
11. Address of Proposed Project: <u>545 East Main Street</u>					
12. Zone District (see attached zoning map):					
Nature of Proposed Work (Check all applicable items in boxes 13 through 16)					
13. <input type="checkbox"/> Sign <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential	14. <input type="checkbox"/> Zone Change <input type="checkbox"/> Storm Drainage <input type="checkbox"/> Street Work <input type="checkbox"/> Road Dedication <input type="checkbox"/> Water <input type="checkbox"/> Sewer	15. <input type="checkbox"/> Excavation <input type="checkbox"/> Fill Work <input type="checkbox"/> Building <input type="checkbox"/> Subdivision <input type="checkbox"/> Apartments <input type="checkbox"/> Electrical	16. <input type="checkbox"/> Industrial <input type="checkbox"/> Annexation <input type="checkbox"/> Flood Plain <input type="checkbox"/> Recreation <input type="checkbox"/> Street Opening <input type="checkbox"/> Demolition		
17. Quarter Section(s):	18. Section(s):	19. Township(s):	20. Range(s) & Base:		
21. Estimated Cost of Project: a) Site Work \$ _____ b) Buildings \$ _____ c) Other \$ _____ Total \$ _____		22. Electrical Load Sheet: (Attach preliminary and final to application)		23. Project Plans: <input type="checkbox"/> Plans Included <input type="checkbox"/> Attachments (Number) _____	

24. Brief Description of Project:		
25. Justification (Explain why this project is needed):		
26. Names and Addresses of Adjoining Property Owners, Lessees, Etc.:		
NAME	ADDRESS (City, ST, Zip)	TELEPHONE
1.		()
2.		()
3.		()
27. Estimated Starting Date: / /	28. Estimated Completion Date: / /	29. Has P.R.W.I.D. Sewer Survey Been Submitted? <input type="checkbox"/> Yes <input type="checkbox"/> No
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> Signature of Property Owner _____ Please Print Name _____ </div> <div style="width: 45%;"> Date _____ Title _____ </div> </div> <div style="position: absolute; right: 0; top: 0; border: 2px solid black; border-radius: 50%; padding: 10px; text-align: center; width: 150px;"> <i>Letter from Prop. Owner Needed</i> </div>		
<div style="text-align: center; font-weight: bold; font-size: small;">Office Use Only</div> <div style="font-weight: bold; font-size: small;">Recommendation of Planning and Zoning Administrator (Community Director):</div> <div style="font-size: x-small;"> <input checked="" type="checkbox"/> Approve <input type="checkbox"/> Decline </div> <div style="font-weight: bold; font-size: small;">Comments:</div> <div style="font-size: large; margin-top: 10px;"> <i>11.1 & 11.1.m - evaluation criteria</i> <i>11.3.4.1.5, 11.3.4.41, 11.3.5.6 land use</i> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> Signature: <i>[Signature]</i> </div> <div style="width: 45%;"> Date: <i>6-20-16</i> </div> </div> <div style="font-weight: bold; font-size: small;">Requires:</div> <div style="font-size: x-small;"> <input checked="" type="checkbox"/> Building Permit <i>Renovations</i> <input type="checkbox"/> Conditional Use Permit <input type="checkbox"/> Code Amendment <input type="checkbox"/> Board of Adjustments Variance <input type="checkbox"/> Flood Plain Development Permit <input checked="" type="checkbox"/> Other: <i>BUSN Lic.</i> </div>		

SITE PLAN

Please provide a drawing of your proposed site in the space below. Include building floor plan, profiles, cross-sections, dimensions, setbacks, and signs. Also indicate exits, restrooms, and fire extinguisher placement. Use an attached sheet of paper, if necessary.

PRICE MUNICIPAL CORPORATION
185 EAST MAIN STREET
P. O. BOX 893
PRICE UT 84501

637-5010

Receipt No: 1.114552

Jun 20, 2016

CYCLE SAVERS

Previous Balance:	.00
LICENSE PERMIT FEES	
A/R - BUSINESS LIC.	100.00
LICENSE PERMIT FEES	
CUP	100.00

Total:	200.00
	=====
CREDIT CARD PAYMENT	200.00
Total Applied:	200.00

Change Tendered:	.00
	=====

Duplicate Copy
06/20/2016 10:08AM

PRICE MUNICIPAL CORPORATION
 182 EAST MAIN STREET
 P. O. BOX 893
 PRICE UT 84281

637-2010

Jan 50, 5016

Receipt No: 1.114225

CYCLE SAVERS

Previous Balance: .00
 LICENSE PERMIT FEES 100.00
 AVR - BUSINESS LIC. 100.00
 LICENSE PERMIT FEES 100.00

 Total: 500.00
 =====

500.00
 500.00

 Total Applied: CREDIT CARD PAYMENT

 Change Tendered: .00
 =====

DUPLICATE COPY
 DECEMBER 10:00AM

**ACKNOWLEDGEMENT AGREEMENT FOR CONDITIONS OF LAND USE AS REQUIRED BY THE PRICE CITY
PLANNING AND ZONING DEPARTMENT AND AS AGREED TO BY THE LAND USE APPLICANT FOR THE LAND
USE OF A SMALL ENGINE REPAIR BUSINESS AT 545 EAST MAIN STREET WITHIN THE COMMERCIAL 1 (C-1)
ZONING DISTRICT.**

Purpose: the purpose of this agreement is to establish the terms and conditions of an agreement between Price City and **CORY VOGRINEC**, regarding the conditions of land use associated with Price City Land Use Management and Development Code (Code) as it is associated with **LEFT FOR DEAD-CYCLE SAVERS, CORY VOGRINEC**.

Parties: this agreement is made by and between Price City (City), 185 East Main Street, Price, Utah 84501 and **CORY VOGRINEC** (Applicant), for the property located at **545 EAST MAIN STREET**.

Term: the term of this agreement commences on **July 11th, 2016** and will perpetually run with the land unless terminated based on a change of use or other performance or compliance factors as outlined in the Price City Land Use Management and Development Code (Code). This contract is further subject to compliance with all Code requirements and other state, federal or local permitting.

The parties identified above hereby agree to the following:

Applicant Shall:

- Site requirements:
 - Posting of right turn only signs upon egress from the site to mitigate potential pedestrian and vehicle accidents finding that a vertical curve and intersection are situated east of the site egress.
 - Installation of a minimum of 5% landscaping as required by the Code and as the site may accommodate.
 - Maintain a minimum of 4 off-street parking spaces for customers and employees.
 - Garbage dumpster in enclosed location and serviced at a frequency to prevent accumulations of garbage, rubbish, debris and wind scatter of garbage, rubbish or debris.
 - No unscreened outside storage of work in progress, materials, inventory, supplies.
- No on site disposal of oils, greases or other chemicals or items that may negatively impact the environment or the waste water system finding that restricted disposal of certain items protects the health, safety and welfare of the community.
- Inspection of the structure by the Price City Building Inspector and Price City Fire Chief prior to occupancy and compliance with all safety recommendation stemming from the inspection finding that compliance with safety recommendations protects the health, safety and welfare of the community.
- All building renovation to be completed under the auspices of a Price City Building Permit finding that properly permitted and inspected commercial building improvements and renovations protect the health, safety and welfare of the community.
 - Confirmation in writing that use of restroom facilities at the neighboring business is allowed and permitted. In the absence of written restroom use authorization installation of a restroom with sewer connection, sampling manhole and grease trap required.
- Business signage plan submitted to the Price City Planning Department prior to installation for review and potential approval finding that properly reviewed and authorized commercial signage promotes increased commercial activity and is consistent with the Price City General Plan.
- No conditions at the property or structure that violate the Price City Property Maintenance Code finding that properly maintained properties and structures mitigates impacts to area property values and is consistent with the Price City General Plan.
 - Removal and mitigation of any current Property Maintenance Code violations from the property and/or structure.

Price City Shall:

- Authorize the land use contemplated herein and under the terms and conditions set forth as indicated in the Code.

SIGNED THIS ____ DAY OF _____, 20____.

Price City

Applicant:

By Robert Oliver, Chair

Cory Vogrinec

ATTEST:

Sherrie Gordon, City Recorder

CONDITIONAL USE PERMIT AMENDMENT

THIS PERMIT IS HEREBY APPROVED FOR:

**A LAND USE OF: A SMALL ENGINE
REPAIR BUSINESS LOCATED AT 545
EAST MAIN STREET, WITHIN THE
COMMERCIAL 1 (C-1) ZONING DISTRICT**

CONSISTENT WITH THE TERMS, CONDITIONS AND REQUIREMENTS SET FORTH
BY THE PRICE CITY PLANNING AND ZONING COMMISSION, THE PRICE CITY
COUNCIL AND THE PRICE CITY LAND USE MANAGEMENT AND DEVELOPMENT
CODE.



SIGNATURE _____

DATE _____